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| Applicant | Fort Lauderdale Community Redevelopment Agency/ Sheryl Dickey | |
| Request | Site Plan Approval / Rezoning from Residential Mid Rise Multi Family/Medium-High Density (RMM-25) to Exclusive Use Parking Lot (XP) | |
| Location | 1033 W. Sistrunk Boulevard | |
| Legal Description | <u>Rezoning</u> : Lots 31, 32, and 33, Block 331, Progresso, according to the plat thereof, recorded in P.B. 2, P. 18, of the Public Records of Dade County, Florida. <u>Site Plan</u> : Progresso, Block 331, Lot 25 less the road Right-of-Way for Sistrunk Boulevard and all of Lots 26 through 33, P.B. 2, P. 18. | |
| Property Size | 28,039 S.F. / .64 Ac. | |
| Zoning | Community Business (CB) and Exclusive Use Parking Lot (XP) (Proposed) | |
| Existing Land Use | Vacant lot | |
| Future Land Use Designation | Northwest RAC | |
| Comprehensive Plan Consistency | Consistent | |
| Other Required Approvals | City Commission approval of rezoning to XP | |
| Applicable ULDR Sections | Exclusive Use District (47-9) Rezoning Requirements (47-24.4) Adequacy Requirements (47-25.2) Neighborhood Compatibility (47-25.3) | |
| Setbacks/Yards | Required | Proposed |
| | Front (S) | 20.17' |
| | Rear(N) | 12' |
| | Side(E) | 12' |
| | Side(W) | 25' |
| Lot Density | N/A | N/A |
| Lot Size | N/A | 28,039 S.F. |
| Lot Width | N/A | N/A |
| Building Height | 150' Maximum | 30' |
| Structure Length | None | 102' |
| Floor Area | None | N/A |
| VUA Landscaping | 20% | 20% |
| Parking | 47* | 40 |
| Notification Requirements | Sign Notice Mail Notice to Property Owners within 300' | |
| Project Planner | Name and Title | Initials |
| | Ella Parker, Planner II | |
| | Gregory Brewton, Acting Planning and Zoning Deputy Director | |
| Approved By | Marc LaFerrier, AICP, Planning and Zoning Director | |

*Site Plan Level II parking reduction in accordance with ULDR Sec. 47-20.3.4.b.

Request:

The applicant is requesting to rezone from RMM-25 to Exclusive Use (XP) to install a new parking lot to accommodate the construction of a new 11,716 SF office/retail building on the proposed site.

Property/Project Description:

The site is currently vacant. The lots fronting on Sistrunk Boulevard are zoned Community Business (CB) and the northern portion of the property is currently zoned Residential Mid-Rise Multi-Family/Medium-High Density District (RMM-25). The applicant proposes to rezone the RMM-25 portion of the property to Exclusive Use (XP) to construct a parking lot to service the proposed office/retail building fronting on Sistrunk Boulevard. As proposed, the rezoning to Exclusive Use for a parking lot complies with the criteria stipulated in Section 47-9.20.C Rezoning Criteria for XP, (criteria narrative is included in plans package).

Parking:

The applicant has received a parking reduction of seven (7) spaces. In accordance with Sec.47-20.3.4.b, an application for a parking reduction located in the Northwest Progresso Flagler Heights Community Redevelopment Area, requires Site Plan Level II approval. The parking reduction was reviewed through the site plan level II process, and final approval will be granted shall this rezoning request be approved.

Comprehensive Plan Consistency:

The rezoning of property to an X district may be permitted, subject to the availability of commercial flexibility acreage. The property is located in Flex Zone 50, which has 58.69 acres of commercial flexibility acreage available. The requested acreage for this proposal is 0.23 acres of commercial flexibility. If the applicant is granted this request, 58.46 acres of commercial flexibility acreage will remain.

Adequacy and Neighborhood Compatibility:

The applicant has provided a narrative addressing both Adequacy and Neighborhood Compatibility Requirements (included in plans package). Staff concurs with the applicant's statements regarding the adequacy requirements and the Board is to determine compliance with neighborhood compatibility.

Rezoning Criteria:

The applicant has provided a narrative (included as part of application in plans package) outlining compliance with the criteria for rezoning. Staff is in agreement with the applicant's assessment.

Should the application be approved, the following conditions are recommended:

1. The applicant shall provide architectural detailing on the rear portion of the building that will be visible from residential properties (east elevation).
2. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
3. Final DRC approval.

Planning and Zoning Board Options:

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning to Exclusive Use (XP), the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning to Exclusive Use (XP) have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

1-ZR-05/05-18-05/EP